

ZONING & PLATTING  
COMMISSION

~~MINUTES~~ Handouts

JULY 15, 2014

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact neighborhood or environmental organizations that have expressed an interest in an application affecting your neighborhood.

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- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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Case Number: C81-2013-0148

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, July 15, 2014

DAVID BLAND

Your Name (please print)

1909 FAR BLAUNT DR.

Your address(es) affected by this application

David Bland

Signature

7/14/14

Date

Daytime Telephone:

Comments: THE TRAFFIC DURING THE DAY ON OUR NARROW STREET IS ALREADY NOT GOOD. ADDITIONAL TRAFFIC TO THE SITE WOULD BE A MISTAKE - FIND ANOTHER GOOD ACCESS !!

☒ I am in favor of this object

If you use this form to comment, it may be returned to:  
City of Austin - Planning & Development Review Dept., 4<sup>th</sup> Floor  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C8J-2013-0148

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: July 1, 2014, Zoning and Platting Commission

STEVE FORBIS

Your Name (please print)

☐ I am in favor  
☒ I object

1504 TWILIGHT RIDGE DR

Your address(es) affected by this application

Steve Forbis

Signature

Date

6-30-14

Daytime Telephone: 512-327-0818

Comments: EXTREMELY CONCERNED OVER A  
MAJOR INCREASE IN TRAFFIC ON THE VERY  
NARROW WIDE BASIN LENCE AND SCENIC  
VIEW STREETS ALONG WITH THEIR MANY  
BEND CURVES. THE REMOTE ACCESS  
WOULD PRESENT [REDACTED]  
SIGNIFICANT PROBLEMS FOR AMBULANCE  
AND FIRE SERVICE. THERE WOULD BE

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OVER

City of Austin - Planning & Development Review Dept., 4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

A MAJOR LONGTERM DISRUPTION TO OUR NEIGHBORHOOD  
FOR THE REQUIRED WATER LINE UPGRADE.

= UNDERGROUND ELECTRIC AND CABLE ARE A MUST.

= THIS PARCEL ADJACENT OR NEAR WILCO BASIN PRESERVE  
IS AN ENVIRONMENTALLY SENSITIVE AREA.

THIS TRACT SLOPES CONSIDERABLY FROM NORTH TO  
SOUTH WITH MANY ~~BEAUTIFUL~~ AND NATURAL DRAINAGE

FEATURES AND POTENTIAL EASEMENT CONSIDERATIONS.

THE RUNOFF WOULD BE A HUGE ENVIRONMENTAL  
CONCERN FOR ALL AREAS BORDERING THE TRACT

BUT MOST IMPORTANTLY FOR "LITTLE BEE CREEK"

~~THE TRACT~~

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Case Number: C8J-2013-0148

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: July 1, 2014, Zoning and Platting Commission

AUSTIN - A LICHARD LEBVITZ

Your Name (please print)

5119 Left Coast Lane Austin TX

78746

Your address(es) affected by this application

[Signature]

Signature

7/6/14

Date

Daytime Telephone: 512-285-1489

Comments: PETICOAT LANE IS A PRIVATE

AND VERY NARROW / SMALL STREET,

NOT EVEN LEGAL WIDTH STREET AND

DOES NOT ALLOW FOR TWO-WAY TRAFFIC

BUILDING ON THIS WOULD BE UNSAFE

UNLESS WIDENED

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☐ I am in favor  
☒ I am object

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Case Number: C8J-2013-0148

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Planning Commission, July 15, 2014

AL + LESSLIE MARTINCH

Your Name (please print)

1114 WILD BASIN LEBEE

Your address(es) affected by this application

*Sharon Martinich*

Signature

*July 8, 2014*

Date

Daytime Telephone: 512 423 5121

Comments: MY CONCERNS INCLUDE (1) TRAFFIC AND (2) ENVIRONMENTAL DAMAGE, THE ROADS IN OUR NEIGHBORHOOD ARE ALREADY OVERBURDENED, AND THERE HAVE BEEN MANY ACCIDENTS AND AT LEAST ONE FATALITY, THE AREA IS IN THE WATER-SHED FOR LAKE AUSTIN, AND IS ENVIRONMENTALLY FRAGILE,

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# Tipco Subdivision

Zoning & Platting Commission  
C8J-2013-0148









# TIPCO SUBDIVISION

PRELIMINARY PLAN



SCALE 1" = 200'

COA FILE# CBJ-2013-0148

<p>Legend</p> <ul style="list-style-type: none"> <li>Proposed Subdivision</li> <li>Proposed Road</li> <li>Proposed Utility</li> <li>Proposed Structure</li> <li>Proposed Fencing</li> <li>Proposed Easement</li> <li>Proposed Right-of-Way</li> <li>Proposed Other</li> </ul>	<p>TIPCO SUBDIVISION</p>	<p>PRELIMINARY PLAN - 200' SCALE</p>	<p>PRELIMINARY PLAN</p>	<p>DATE: 10/10/13 DRAWN BY: J. [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>
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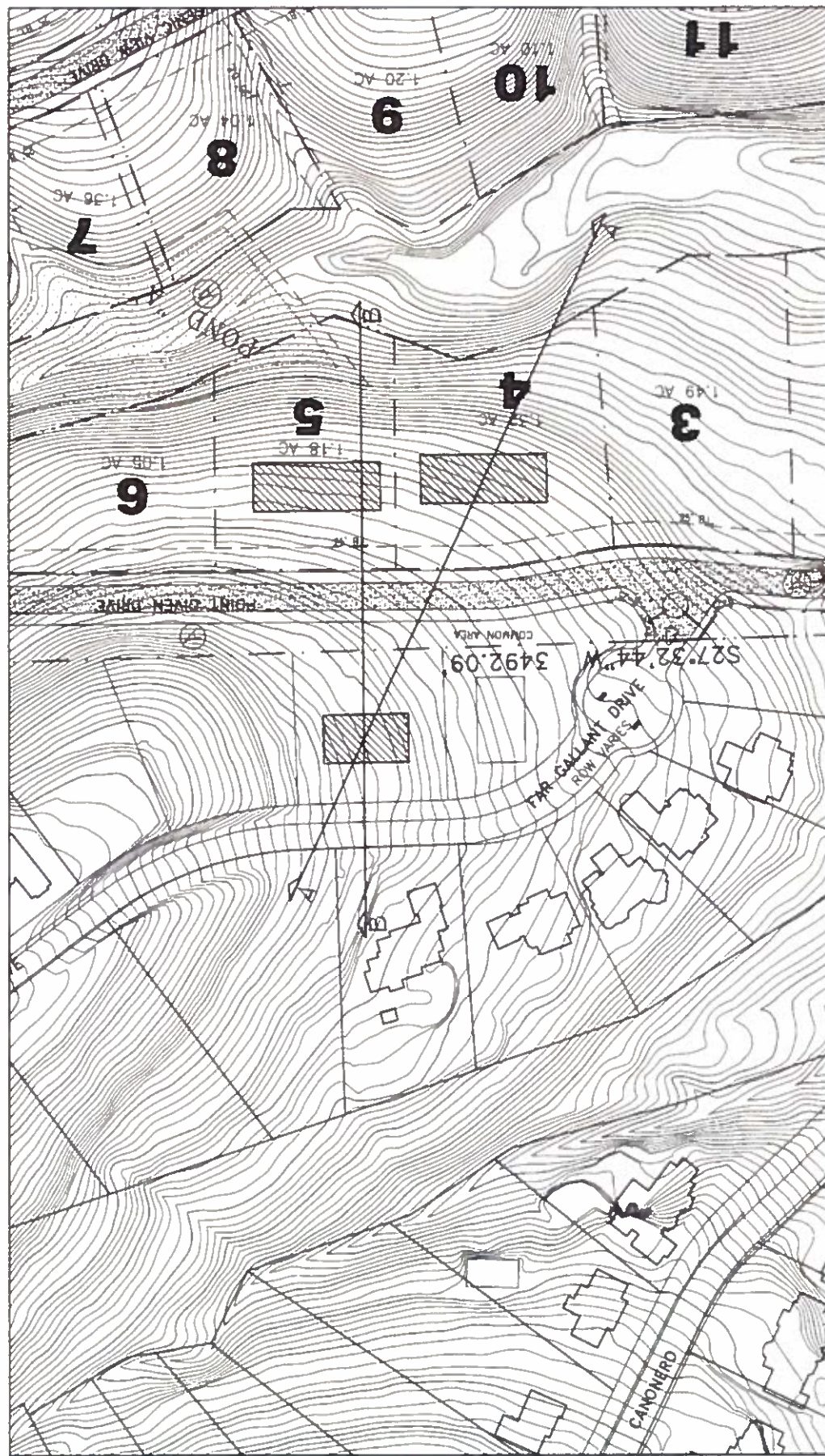
# Tipco Subdivision (cont.)

- 24 Lots
- 20 Single Family Residential Lots
- 3 Open Space/Storm Water/Water Quality
- 1 Private Road Lot

# Commitments offered to the Davenport Ranch Neighborhood Assoc.

1. Private drive will be constructed no closer than 40 feet from the adjacent property lines of Lots 1 and 2.
2. Provide a landscape buffer or natural buffer between the private drive and Lots 1 and 2.
3. Limit the height of homes to 40 feet and further limit the height of homes on Lots 4 & 5 to 38 feet.
4. If permitted, install traffic calming measures at the completion of the subdivision infrastructure construction.
5. Designate a subdivision construction representative to meet with the Association representative.
6. The private drive and security gate will be part of the subdivision restrictive covenant and maintained by the HOA.



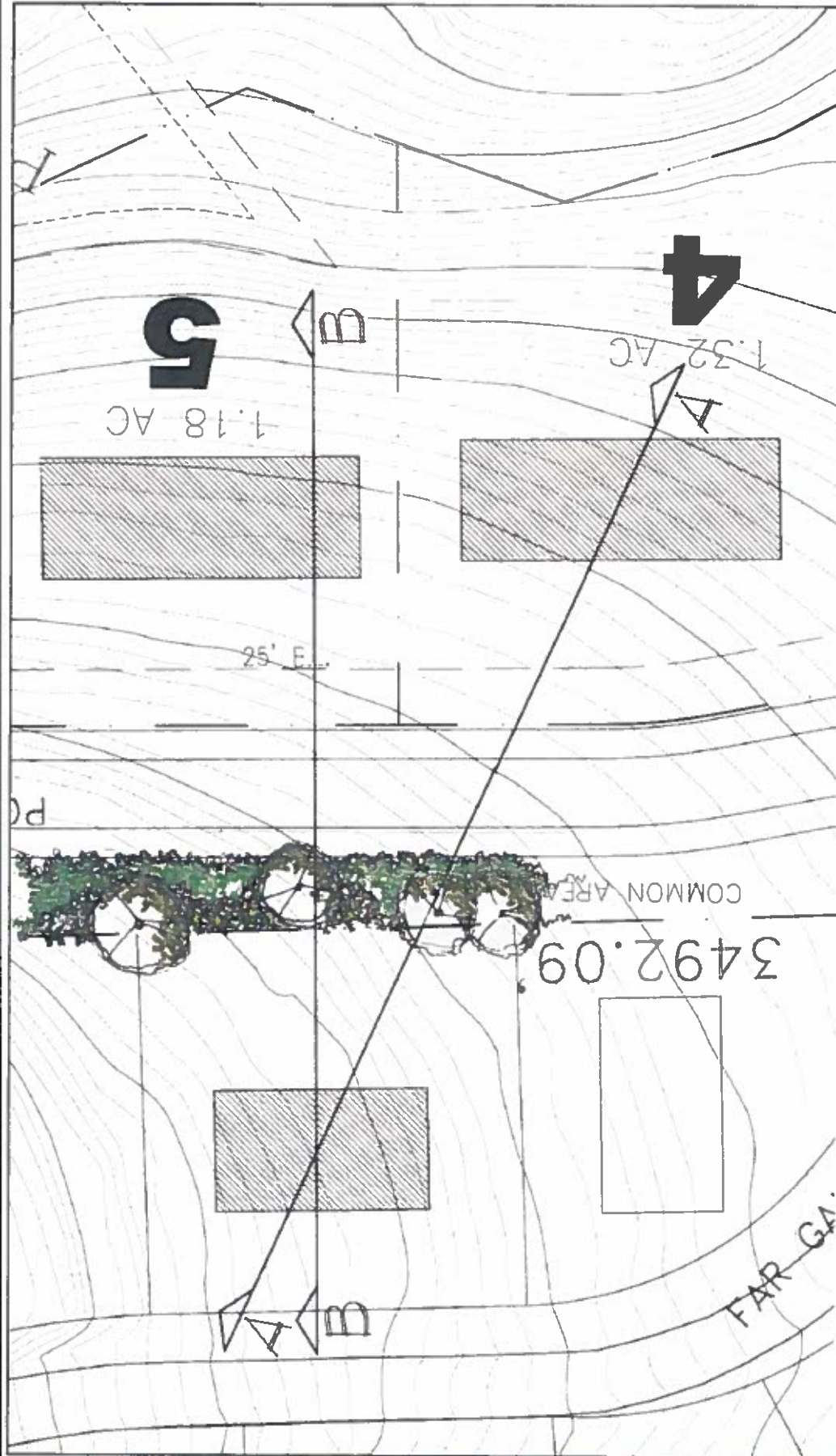


# SCENIC VIEW NORTH DEVELOPMENT

SITE PLAN w/ CROSS-SECTION A AND B  
SCALE 1"=100'-0"  
MARCH 25, 2004







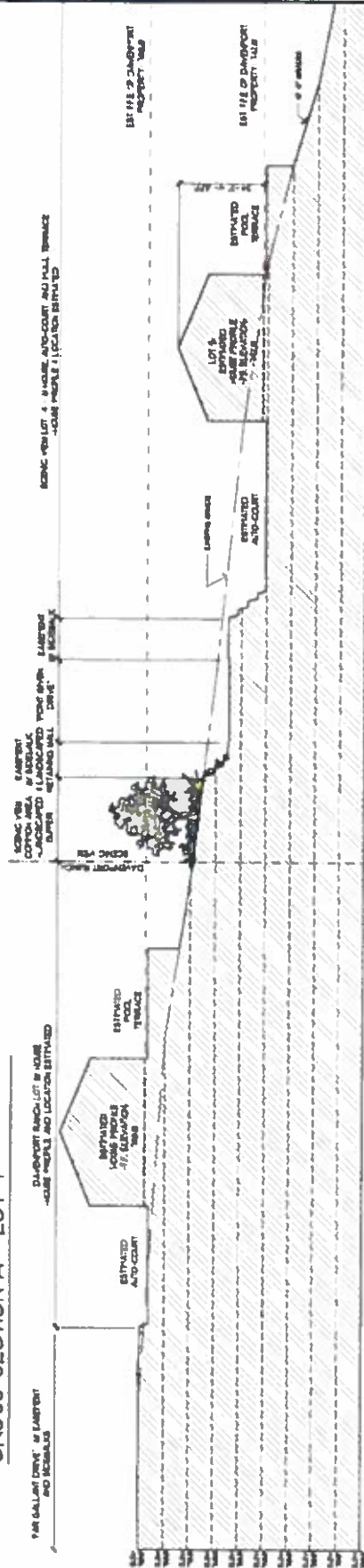
SCENIC VIEW  
DEVELOPMENT  
NORTH

SITE PLAN W/ CROSS-SECTION A AND B  
SCALE 1"=40'-0"  
MARCH 21, 2014

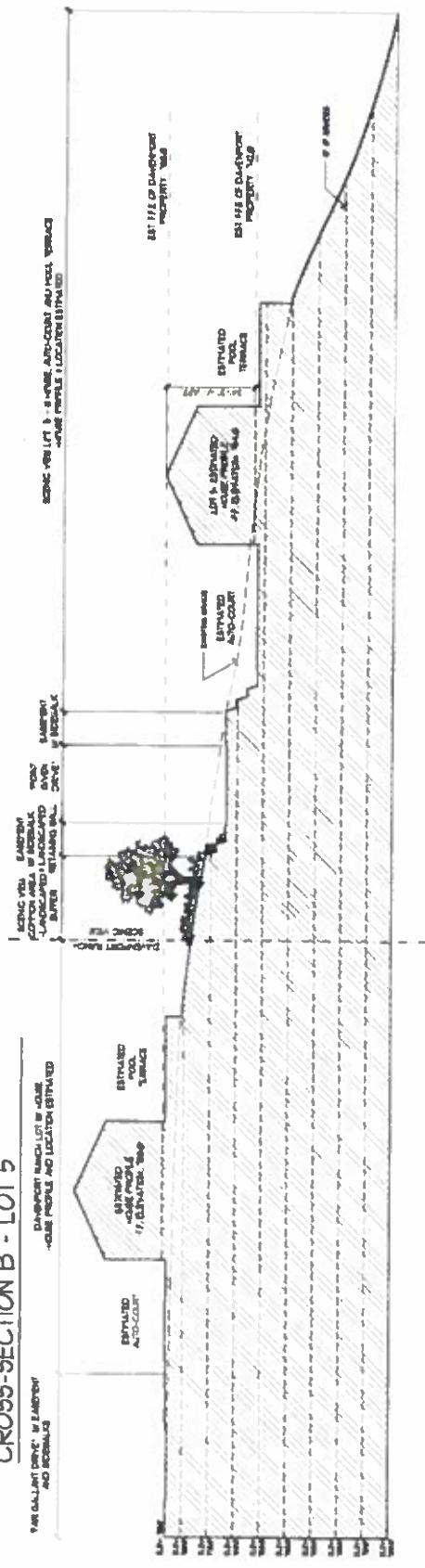




CROSS-SECTION A - LOT 4



## CROSS-SECTION B - LOT 5



**JAUREGUI**  
ARCHITECTS

CROSS-SECTION A AND B  
SCALE, 1"=40'-0"  
MARCH 27, 1914

**SCENIC VIEW  
DEVELOPMENT**

# Commitments offered to the Neighbors Along Scenic View Dr.

1. Clean and re-grade Scenic View road-side ditches so that storm water from Scenic View Drive flows to and through existing culvert pipes.
2. Trim trees and shrubs to eliminate “blind corners” along Scenic View Drive.
3. Monitor roadways during construction and patch pot holes and clear the roadway of spilled concrete and other construction debris on a weekly basis.
4. Developer will meet with a designated representative of the Scenic View Drive neighbors on a regular basis.
5. Re-pave Scenic View Drive with 1 and ½ inches of asphalt.
6. If permitted, install a “No Outlet” or “Dead End” sign at the entrance of Scenic View Drive, install a 25 mile per hour speed limit sign, place a speed hump on Scenic View Drive at the intersection with The High Road, and a speed hump on both sides of the intersection.
7. The private drive and security gate will be part of the subdivision restrictive covenant and maintained by the HOA and contribute to the neighborhood maintenance of Scenic View Dr.









SCENIC VIEW  
NORTH DEVELOPMENT

SITE PLAN W/ CROSS-SECTION A AND B  
SCALE: 1"=50' 0"  
JAN 30 2014





CASE NUMBER C14-2014-0087

2103 W SLAUGHTER LN

AUSTIN TX 78748



“Children are  
the world’s most  
valuable resource  
and its best hope  
for the future.”

*John F. Kennedy, July 25, 1963*



*An Idea Lives On.*

JFK Presidential Library and Museum

Columbia Point, Boston ★ [AnIdeaLivesOn.org](http://AnIdeaLivesOn.org)



**Property Address:** 2103 W Slaughter Lane  
Austin Tx 78748

**My background:**

Having Graduated from University of Texas at Austin with a degree in Mathematics and completing the Uteach teaching certification program I have always wanted to teach and make a difference in someones life. When I was in high school I struggled with math and science, One of my teachers would stay after school and teach me the material I wasn't understanding, she changed the way I viewed math and made me fall in love with the subject. From than on I have made it my mission to make a difference in kids lives. The passion I have for math and teaching is so great, and I want to spread that to as many students as I can. I ran my own business for 3 years and have a business background as well but I was meant to teach and do this I will make it my mission to better and higher education in Austin. I want to create more jobs and make learning fun for students. Learning should not be dictated to students they should learn to better their life and the way they see the world.

**Our Mission:**

The mission of Delta Learning Center is to help struggling students excel in school and in life by providing tools that ensure countless successes. We provide service to underserved communities aimed at increasing education and promoting success beyond Elementary, Middle, and High School. Our hands on approach to school makes learning fun and memorable. The material learned at Delta will prove to be invaluable beyond primary and secondary school. Our goal is to increase high school and college graduation rates, thereby increasing the community's employment opportunities.

**Business goal and plan:**

- We will provide tutoring service to all students, we will have individualized lesson plans for each student that will fit their needs, based on their learning styles and academically.
- We will give each student a pre and post assessment to keep track of their progress.
- We want to decrease dropout and unemployment rates. More than 50 % of Texas population is economically disadvantaged.
- Our goal is to have more students graduate from high school and with the a strict academic plan we will have them more prepared for college than any school and institute.
- Mentor each student to teach them about life and help them make future goals to succeed
- We want to create more jobs for the community
- Have leadership programs that will help get students involved in their communities
- I will work closely with the community to help increase high school and college graduates.
- At the same time I will be selling school supplies and books to help pay for the center. this is help improve the community in so many ways
- Increase attendance and test scores in schools.

- Engage students in wanting to learn and having fun learning.

#### **Plan for the property:**

- Front building will be used as indoor tutoring center
- Back building will be used as a classroom
- Back land will be used as outdoor study area for students
- Back lot that is zoned SF-2 will be fenced and leased out as residential to a tenant
- Front parking will be the same, parents will drop kids off and pick them up during business hours.
- Parents will only use the entrance from slaughter

#### **Some facts:**

There are still 8939 Students who need to pass the STAAR Exam. If we can help at least half of these students we can help the community. Every year schools lose about 5.4 million dollars for every student that don't attend class and school. This comes out to be about \$45 per student per day they miss

Below is the percentage of Passing scores in STAAR test in the AISD district. Our goal is to increase these numbers Grades Elementary and Middle school:

#### **Mathematics**

GRADE	2011-2012	2012-2013	2013-2014
3	67%	69%	70%
4	68%	68%	70%
5	77%	75%	79%
6	77%	73%	78%
7	70%	71%	67%
8	75%	76%	79%

#### **Reading**

GRADE	2011-2012	2012-2013	2013-2014
3	76%	79%	76%
4	77%	72%	74%
5	77%	77%	76%

6	75%	71%	77%
7	76%	77%	75%
8	80%	84%	82%

#### Writing

GRADE	2011-2012	2012-2013	2013-2014
4	71%	71%	73%
7	71%	70%	70%

#### Science/ Social Studies

SCIENCE	GRADE	2011-2012	2012-2013	2013-2014	Difference From 2012-2013
	5	72%	73%	73%	No Change
	8	69%	74%	70%	- 4%
SOCIAL STUDIES	8	59%	63%	61%	- 2%

#### High School

Subject	2011-2012	2012-2013	2013-2014
Biology	86%	87%	93%
Algebra	82%	82%	86%
English I			72%
English II			73%







Front View



